

Before the Board of Zoning Adjustment

AMENDED ORDER

Application No. 11438, of John P. Maisel, pursuant to section 8207.2, for a special exception to continue use of a parking lot, as provided under Section 4101.41, at 1751 Q Street, N. W., part of lot 229, Square 155,

This ORDER is AMENDED to change Finding of Fact No. 1 to read as follows:

1. Part of lot 29 (formerly lots 202, 203, 204 & 205) is a commercial parking lot in an SP Zone, operated by Total Building Services, who leases the property from applicant owner. The remainder of lot 29 is vacant.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
James E. Miller,
Secretary to the Board

FINAL DATE OF ORDER. DEC 19 1974

Before the Board of Zoning Adjustment, D. C.

Application No. 11438, of John P. Maisel, pursuant to Section 8207.2, for a special exception to continue use of a parking lot, as provided under Section 4101.41, at 1751 Q Street, N.W., Lot 229, Square 155.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is a commercial parking lot in an SP Zone, operated by Total Building Services, who leases the property from applicant-owner.
2. Subject lot has operated for 11 years with BZA approval.
3. The parking lot operates 5 days a week from 7:00 a.m. to 6:00 p.m. The lot serves the offices in the immediate area who do not have adequate parking.
4. Applicant intends to build an apartment house on the property some time in the near future.
5. The Department of Highways and Traffic offered no objection to the continuance of this lot.
6. Opposition was registered at the public hearing, however, various Civic associations in the area voiced their approval and asked that the lot be continued for a year.

CONCLUSIONS OF LAW:

The Board concludes that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

ORDERED:

That this application be GRANTED for a period of 1 year.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot of building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

Application No. 11438

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VOTE: 4-0

FINAL DATE OF ORDER: DEC 19 1973

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER

Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.